

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA*

July 8, 2021

5:00 P.M.

**PLEASE NOTE THAT THE MEETING WILL BE HELD AT THE FOLLOWING
LOCATION: COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE
BUILDING, 2 THE CIRCLE, GEORGETOWN**

**PLEASE REVIEW THE MEETING LOCATION AND PARTICIPATION INSTRUCTIONS
AT THE BOTTOM OF THE AGENDA**

Call to Order

Additional Business

Administration of Oaths

Reorganization

Approval of Agenda

Approval of Minutes – June 10, 2021

Other Business

Heron Bay Subdivision (2003-14)

Request to Amend Conditions of Approval

KS

Hailey's Glen (2017-17) (F.K.A Kielbasa)

Request to Amend Conditions of Approval

BM

Weston Willows Commercial Outparcels (S-17-31)

Preliminary Site Plans

KS

Cleanbay Renewables, LLC (S-19-37 & C/U 2113)

Preliminary Site Plan

KH

Good Earth Market (S-20-47)

Revised Final Site Plan

BM



Bayhealth Campus Rt.9 (S-21-10)

KS

Revised Preliminary Site Plan

Lands of American Cedar & Millwork

KS

Revised Preliminary Site Plan

Old Business

C/U 2236 – Carl M. Freeman Companies

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a hotel and restaurant to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 9.2 acres, more or less. The property is lying on the northwest side of the intersection of Lighthouse Road (S.C.R. 58) and Bennett Avenue, approximately 0.79 mile west of Coastal Highway (Route 1). 911 Address: N/A. Tax Parcel: 533-20.00-22.00 & 20.00 (Portion of)

2020-13 Terrapin Island (FKA Salt Cedars)

BM

A cluster subdivision to divide 32.13 acres +/- into 42 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the east side of Camp Arrowhead Road (S.C.R. 279), approximately 1.12 miles southeast of Angola Rd. (S.C.R. 277). Tax Parcel: 234-18.00-31.00. Zoning District: AR-1 (Agricultural Residential District).

C/U 2250 – Paola Pacheco Vasquez

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a construction business, work trailer, and outdoor storage to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.968 acres, more or less. The property is lying on the northwest side of Clendaniel Rd. (S.C.R. 625), approximately 0.65 mile west of Dupont Boulevard (Rt. 113). 911 Address: None Available. Tax Parcel: 230-12.00-10.04

C/U 2254 – Richard Tilghman

HW

An Ordinance to grant a Conditional Use of land in an GR General Residential District for an auto glass tinting shop to be located on a certain parcel of land lying in and being in Little Creek Hundred, Sussex County, containing 1.021 acres, more or less. The property is lying on north side of West Line Rd. (S.C.R. 512), approximately 0.24 mile east of Old Racetrack Road (S.C.R. 502). 911 Address: 8227 W. Line Rd., Delmar. Tax Parcel: 532-19.00-52.00

C/U 2259 Evergreene Companies, LLC

BM

An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential Zoning District for multi-family dwelling units (30 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 11.96 acres, more or less. The property is lying on the north side of Fred Hudson Road (S.C.R. 360), approximately 0.25 mile east of Cedar Neck Road (S.C.R. 357). 911 Address: N/A Tax Parcel: 134-13.00-72.02

Public Hearings

2021-14 Lands of Moore

HW

A standard subdivision to divide 23.635 acres +/- into 3 single family lots which includes a lot line adjustment to add 4.57 acres and 0.5 acres to 2 existing lots to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County. The property is lying on the north side of Cardinal Rd. (S.C.R. 452), approximately 690 feet west of Robin Hood Rd. (S.C.R. 453). Tax Parcel: 532-14.00-36.00, 36.04, and 36.05. Zoning District: AR-1 (Agricultural Residential District) and GR (General Residential District).

2021-16 Lands of Kathy Lingo

KH

A standard subdivision to divide 3.59 acres +/- into 2 single family lots to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County. The property is lying on the west side of E Trap Pond Rd. (S.C.R. 62), approximately 0.74 mile southwest of Parker Rd. (S.C.R. 469). Tax Parcel: 135-19.00-50.00. Zoning District: AR-1 (Agricultural Residential District).

2020-19 Monarch Glen

KS

A cluster subdivision to divide 135.54 acres +/- into 246 single family lots to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The properties are lying on the northeast and southwest sides of Fisher Road (S.C.R. 262), approximately 456 feet south of Lewes-Georgetown Highway (Route 9). Tax Parcels: 235-30.00-141.00, 143.00 & 144.00 & 334-10.00-59.00. Zoning District: AR-1 (Agricultural Residential District) and GR (General Residential District).

C/U 2249 Mayapple Farm, LLC

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi family (41 units) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 20.91 acres, more or less. The property is lying on the west side of Williamsville Road (S.C.R. 395), approximately 0.76 mile southeast of Lighthouse Road (Route 54). 911 Address: N/A. Tax Parcel: 533-19.00-289.05.

C/Z 1933 – Route 54 Limited Partnership

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.62 acres, more or less. The property is lying on the south side of Lighthouse Road (Route 54) approximately 0.39 mile east of Johnson Road (S.C.R 390). 911 Address: 33006 Lighthouse Road, Selbyville. Tax Parcel: 533-18.00-59.00.

C/Z 1934 – Route 54 Limited Partnership

HW

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.18 acres, more or less. The property being a landlocked parcel of land lying on the south side of Lighthouse Road (Route 54) approximately 0.39 mile east of Johnson Road (S.C.R 390). 911 Address: N/A. Tax Parcel: 533-18.00-58.00

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 1, 2021 at 1:30 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Please note that application C/U 2289 Leah Beach has not been included in the agenda as that application will be re-noticed for a future Planning & Zoning Commission meeting date.

Agenda items listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

* The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

PLEASE NOTE: The meeting is to be held at the following location: **COUNCIL CHAMBERS, SUSSEX COUNTY ADMINISTRATIVE OFFICE BUILDING, 2 THE CIRCLE, GEORGETOWN**

The public is encouraged to view the meeting on-line. Any person attending in-person may be required to go through a wellness and security screening, including a no-touch temperature check. The public may be required to wear a facial mask.

Seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at: <https://sussexcountyde.gov/council-chamber-broadcast>

The County is required to provide a dial-in telephone number for the public to comment during the appropriate time of the meeting. **Note, the on-line stream experiences a 30-second delay.** Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under public hearings on this agenda.

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 12:30 P.M on Wednesday, July 7, 2021.

###